

# RICHLAND COUNTY COUNCIL

## SOUTH CAROLINA



## Decker Center Ad Hoc Committee

Date: Tuesday, September 13, 2016

Time: 3:45 PM

Location: Administration Conference Room

### Committee Members

Jim Manning, Chair  
District Eight

Greg Pearce  
District Six

- 1. Call to Order**
- 2. Approval of Minutes [PAGES 2-3]**
- 3. Recommendation to move forward with a Moisture Barrier on the concrete slab. Request is for \$177,613 [PAGES 4-5]**
- 4. Recommendation to allocate \$136,000 from the project contingency into the construction contingency to account for numerous unforeseen conditions [PAGE 6]**
- 5. Adjournment**

## Decker Center Ad Hoc Committee

June 15, 2016  
12:00 PM  
4<sup>th</sup> Floor Conference Room

### CALL TO ORDER

Mr. Manning called the meeting to order at approximately 12:00 PM

### APPROVAL OF THE MINUTES

**May 24, 2016** – Mr. Pearce moved, seconded by Mr. Manning, to approve the minutes as distributed. The vote in favor was unanimous.

### RECOMMENDATION TO MOVE FORWARD ON FURNITURE PACKAGE

Mr. Fosnight stated Council has approved the \$33 million for the project. The furniture package was a part of the approval process. Council now needs to allocate the funds to purchase the furniture.

Mr. Manning stated he was going to make a motion to withhold the SC State Sales Tax.

Mr. Fosnight stated the dollar amounts are estimates and a 10% contingency has been included in the price.

Mr. Pearce inquired about the 3 levels of sales tax (SC State, Richland County, and City of Columbia).

Mr. Pearce also inquired about the installation charges of \$50,000.

Mr. Fosnight stated the installation charges include the unpacking of and assembly of the furniture, as well as, placement of the furniture in their specific locations.

Mr. Pearce inquired if the Court Administration staff would be on hand to designate where the furniture is to be placed.

Mr. Fosnight stated the location for the furniture has already been mapped out.

Mr. Manning inquired as to how much funding had been set aside for furniture.

Mr. Fosnight stated \$1.5 million has been set aside for furniture, but staff was aware that additional funding would have to be pulled from the construction contingency fund to cover the additional costs of furniture.



### Committee Members

Jim Manning, Chair  
District Eight

Greg Pearce  
District Six

### Others Present:

Chad Fosnight  
Michelle Onley  
Tony McDonald  
Wanda Kelly  
Judge Simons

# RICHLAND COUNTY COUNCIL

## SOUTH CAROLINA

**Decker Center Ad Hoc Committee**  
**Wednesday, June 15, 2016**  
**Page Two**



Mr. Pearce inquired about the seating for the courtrooms.

Mr. Fosnight stated there are pews for the attendees to sit on the courtroom. The pews are a part of the contractor's package.

The jury assembly room will have plastic stackable chairs.

Mr. Pearce moved, seconded by Mr. Manning, to forward to Council with a recommendation for approval. The vote in favor was unanimous.

### **ADJOURNMENT**

The meeting adjourned at approximately 12:17 PM.



**RICHLAND COUNTY  
GOVERNMENT**  
Office of the County Administrator

**MEMO**

**To** Gerald Seals, Interim County Administrator  
**From** Chad Fosnight, Capital Projects Program Manager  
**Date** September 6, 2016  
**Subject** Decker Center Slab Moisture Content

---

For the last month the Project Team has been monitoring the moisture content in the existing concrete slab at the Decker Center. All concrete has some moisture; however the slab at the Decker Center has an exorbitant amount of moisture due to a couple of reasons:

1. There is a large aquifer located directly under the Decker Center site
2. After the historic rainfall last October, a significant amount of water held in the rear of the facility. Our belief is that since this water had no place to drain quickly, it slowly seeped into the concrete slab causing most of our issues

Over the last month, we have conducted multiple moisture tests in various locations of the facility, some of which have read 100% moisture content. This is EXTREMELY high for concrete, and creates a situation that is not conducive to the installation of carpet or tile flooring materials. As reference, carpet material requires less than 95% moisture content and tile requires less than 90% moisture content before the adhesive will hold as designed. The longer we wait and continue testing the concrete, the more likely we delay the project due to flooring not following the planned installation timeline.

In an effort to try and remedy the issue, we have had the air conditioning running in the facility for a couple months. The hope was that we create a conditioned environment that would assist in pulling out a majority of the moisture. Unfortunately, the percentages have not dropped at all, even after the air conditioning was started. This tells us that the moisture is coming from a source below the slab and could most likely never be fully remedied with air conditioning alone.

The answer to this problem is very simple, albeit very expensive. A moisture barrier will need to be installed on approximately 70,000 square feet of the slab, which comprises approximately 58% of the total facility. This barrier will completely block any moisture from penetrating the top of the slab, which allows the adhesive for the carpet and tile to hold as designed. The installation of this moisture barrier will also allow the flooring installer to provide the required warranty for the flooring material.

The team has put significant time and effort into determining the best approach to correcting the moisture issue in the slab. A bonded moisture barrier has been selected as the most cost effective and



**RICHLAND COUNTY  
GOVERNMENT**  
Office of the County Administrator

highest quality remedy. The total cost for this recommended moisture barrier is \$177,613 for the materials and labor. I have briefed Mr. Manning on this issue and stated that a Decker Center Ad Hoc Committee meeting will be needed to further discuss and vet this situation.

Funds to address this concern are available in the project contingency. No new funds are required for this change.

In an effort to keep this project on schedule and since this was an unforeseen condition that could not have been addressed in the original construction contract, it is my recommendation that we move forward with the proposed moisture barrier.

Sincerely,

Chad Fosnight  
Capital Projects Program Manager

# Construction Changes Recap

PROJECT:	Decker Center	UPDATED:	7-Sep-16
LOCATION:	Decker Boulevard	PROJECT DIRECTOR:	Dale Collier
OWNER:	Richland County	PROJECT MANAGER:	David Lindsay
PROJECT NO:		LOG FOR:	<b>SUMMARY - UNFORSEEN CONDITIONS RELATED</b>
CONTRACTOR:	H.G. Reynolds		

COP NO.	HGR CPO #	FORMAL C.O. NO.	DESCRIPTION OF CHANGE ORDER ITEM	PROJECT COST IMPACT		COMMENTS
				AMOUNT	DAYS	
Varies			Prior "Unforeseen" Impacts Already Incorporated	\$453,386.00	16	Items include Asbestos at Existing Roof, Existing Roof Deck Deterioration, Aged Sediment & Erosion Control and Storm Impacts, Undercutting Foundations at Several Areas.
Impacts Previously Incorporated into Project:				\$453,386.00	16	
27	57		WCPR 15R - Provide New Water Service Lines at Rear	\$28,675.00	22	Existing water main running behind facility had multiple leaks and required replacement.
45	48		Mucking Unsuitable Soils at the Rear due to Water Line	\$48,924.00	0	Excessive moisture from leaking City water main at rear of site saturated soils to the extent that they were unworkable and required removal and replacement.
73	TBD		Finish Treatment at Light Poles (estimated at \$950/ea.)	\$14,250.00	0	Due to size of audio-visual and electrical boxes on light pole bases, there is not a feasible way to finish them out without expanding size of pole bases to accommodate. Estimate is based on review on site.
COST FORECAST FOR CURRENT AND UPCOMING IMPACTS:				\$91,849.00		(Total does not include Owner or AE Team Requested Changes/Additions)
Varies			Other Current PCO's In Review	\$39,696.00		
-	-	-	Allow for Unknown Potential Impacts to Project Close	\$120,000.00		
-	-	-	Subtotal Current & Potential:	\$251,545.00		
-	-	-	Current Available Remaining Contingency:	(\$116,124.00)		
SUGGESTED BUDGET REVISION:				\$135,421.00		(Suggested Contingency Addition Moving forward - Does not include Moisture Barrier noted below)
74	113		Add Moisture Barrier at Tile & Carpet Areas	\$177,613.00	0	High moisture levels at areas where existing slab remained in place. Moisture barrier necessary for proper bonding of flooring to existing concrete.

\*\* Total Incorporated Changes To Date = \$735,308.00 (3.3% GC Contract Value). Allocation: Unforeseen Conditions = 62.9 %, Owner Requested = 20.1 %, Design Related = 17.0 %